

PB# 94-15

LEONE, RALPH

45-1-1.22

94-15

Leone, Ralph, Ammon

Rt. 32 - (Cuomo)

Approved 7/27/94

SBL # 45-1-1.22

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-15

June 16 1994

RECEIVED FROM Leone & Sons, Inc.

Seven Hundred Fifty 00/100 ——— DOLLARS

Site Plan Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ -0-

Myra L. Mason, Secy to
the P.B.

"THE EFFICIENCY" AN AMPAS PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of

Leone & Sons, Inc.

\$ 150.

One Hundred Fifty

For

P.B. App. Fee #94-15

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Ch 1094</u>		<u>150.00</u>

By

Dorothy Hansen

Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of

Leone & Sons, Inc.

\$ 150.00

For

One Hundred Fifty and 00/100
Planning Board Approval Fee #94-1

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Ch # 1098</u>		<u>150.00</u>

By

Dorothy H. He

Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14106

June 16 1994

Received of Leone & Sons, Inc. \$ 150.00

One Hundred Fifty 00/100 DOLLARS

For P.B. App. Fee # 94-15

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1094		150.00

By Dorothy Hanson

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14186

July 22 1994

Received of Leone & Sons, Inc. \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Planning Board Approval Fee # 94-15

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 1098		150.00

By Dorothy H. Hanson

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Eng
151.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/16/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-15

NAME: LEONE & SONS

APPLICANT: LEONE, RALPH

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/16/94	SITE PLAN MINIMUM	PAID		750.00	
06/22/94	P.B. ATTY. FEE	CHG	35.00		
06/22/94	P.B. MINUTES	CHG	36.00		
07/13/94	P.B. ATTY. FEE	CHG	35.00		
07/13/94	P.B. MINUTES	CHG	27.00		
08/16/94	P.B. ENGINEER FEE	CHG	151.00		
08/16/94	RET. TO APPLICANT	CHG	466.00		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in
the amount of \$466.00 to:*

Leone & Sons

348 Rt. 32

Central Valley, N.Y. 10916

Town Clerk

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, [REDACTED] HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94 - 15**

DATE PLAN RECEIVED: **RECEIVED JUL - 8 1994** *Rev. 1*

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

LEONE & SONS _____ has been

reviewed by me and is approved _____

disapproved ✓

If disapproved, please list reason **NO SEWER SERVICE**

ILLUSTRATED

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] **7-29-94**
SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~TELEPHONE~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 15**

DATE PLAN RECEIVED: **RECEIVED JUL - 8 1994** *Rev. 1*

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ☒ _____
disapproved ☐ _____.

If disapproved, please list reason _____

David G. ... 7/22/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

LEONE & SONS AMENDED SITE PLAN (94-15) ROUTE 32

Mr. Paul Cuomo appeared before the board for this proposal.

MR. PETRO: Is this the new building?

MR. CUOMO: It's called New Winds Opportunities and since the last meeting--

MR. PETRO: Something about a deck.

MR. CUOMO: Since the last meeting, I changed the light patterns and I raised the poles and changed their patterns. I changed them so my pattern is to what's actually both the manufacture's pattern and transposed it on the site plan. In addition to that, every night they put the lights on because I guess I assume for security and the building is lit up every night. And it's been like that for a couple months and I took a few pictures so you can get an idea how the lights are working. You can see that I don't know these are tiny pictures but you can see that the front is lit up very well. There's another one in the front.

MR. PETRO: What's the matter with the curvatures on the lighting?

MR. EDSALL: I can't read some of this because the copy was made with part of the curve off the copy but beyond that, I believe I understand it looks as if the curves were not modified based on the fixture height and the wattage. I just don't understand what fixtures are proposed here, it's unclear to me.

MR. CUOMO: Well, the fixtures are on the--

MR. EDSALL: The fixtures, isolux curves on the plan don't seem to match my understanding of what was submitted. If in fact the lighting is adequate out front, then the plan doesn't match what's happening because this shows that there's a significant deficiency in front of the building. So I don't think this--

MR. CUOMO: Well, the proof is in the photographs, I mean.

MR. EDSALL: If the board's satisfied with the lighting, I think you should determine that and not ask me to do a technical review of the plan. Because at this point, I'm not quite sure it wasn't brought back to a workshop. So I didn't have a chance to go over it with Paul at the workshop.

MR. CUOMO: This is the way the back looks, the back is completely lit up. Here's another shot of the back that is lit up. The light is not efficient at all, I mean, in fact, I think it's about the best lit building in the town.

MR. PETRO: R1 zone directly behind you so we need to know.

MR. CUOMO: Well, you can see, well, the foliage blocks any light that goes through to the R1. We've got two lines of foliage there.

MR. LANDER: Trazinski (phonetic) house, his side, he's to the south.

MR. CUOMO: You can see that right here, this photograph shows you. This is a photograph of this side, you can see there's no spill-out anywhere, I mean the Planning Board, if you wanted to look at it, anybody can go out there and look at it. It's lit up every night.

MR. PETRO: We have done a number of applications and you know, I guess we do have lighting plans and I know they are very technical, Mark, but this seems to be like we're really beating this one to death for some reason. And I look at the pictures, to me, the place looks light, looks nice and I really think we're just going too far with the lighting.

MR. EDSALL: I have no problem if the board believes the lighting is adequate. The plans don't show that. If the board asks me to review it, give you a technical review, if the plan is wrong, I tell you.

MR. CUOMO: I think that the lights that are shown here are no more than what we put there. This is from a factory, from a manufacturer and he puts these things on and these aren't perfect, too, I mean nothing's perfect. The fact is that you do the best you can with the manufacturer's plan and that is what I did here and you can see the results, the thing is lit up.

MR. PETRO: Paul, maybe I'll ask Carmen and Ron, do you want to go further with the lighting?

MR. LANDER: Well, the entrance looks like it's lit up and the back.

MR. DUBALDI: My concern with lighting was that the neighbors weren't going to get light in their yard. I really didn't have a concern about the parking lot being lit. I just didn't want the neighbors coming after we approved the plan saying the lights are going in my house.

MR. CUOMO: But they have been on for three months and there's no complaints.

MR. PETRO: Tell us about the plantings on the rear of the property, describe them for us.

MR. CUOMO: Sure, there's also plantings, there's existing plantings and old plantings on somebody else's property in the back. That is very high. I have a picture of that. You can see that here. The other plantings are that we show here the new plantings, they are all in now.

MR. PETRO: What size are they? Can you see them in any of the pictures?

MR. CUOMO: Not really, it's pretty hard. I can't tell you what size they are but I do know that they are nursery trees and they have all been planted and they are all alive.

MR. PETRO: This application came back in just for the deck which was the main addition.

MR. BABCOCK: Deck and the light, the lights that is why we talked about them so much is because of the, there's a residential zone behind there. The original plan called for pole lighting in the back and they didn't put that in in time and he had blacktopped so they put one large fixture that was on the back of the building shining towards a residential zone. That is all we ask for is to make sure, same thing Carmen said, we want a pole to verify that the neighbors were not going to get the light and have daylight at the middle of the night back there.

MR. EDSALL: Original fixtures were two posts mounted behind the curbs, projecting back toward the building.

MR. CUOMO: The fixtures they have there now lights up the back but it doesn't go beyond that. In fact, as I said, it's been in operation for about 2 1/2 months and nobody's complained and I can't see any light filtering through to the--as you can see, I have gone out there at night and looked at it so and if you haven't got any complaints, I am doubtful you're ever going to get any.

MR. PETRO: Main use of the deck is lunchtime?

MR. CUOMO: Yes, these people generally use this, they always use it during the day and they want to make a break and they want to go out and eat their lunch.

MR. PETRO: The people that are going to be in this building, they are?

MR. CUOMO: They are retarded.

MR. LANDER: Handicapped.

MR. CUOMO: They are from Letchworth Village.

MR. PETRO: I'm glad you said it, not me.

MR. CUOMO: Hey, who knows, maybe all of us will end up there, I don't know. I'm not judging them. Who the heck knows.

MR. LANDER: Is this building open at night here?

MR. CUOMO: No, it's not in use at night. These people are bused in from homes, they live in group homes.

MR. LANDER: How big is the wooden deck?

MR. BABCOCK: 14 by 14, it's a small deck.

MR. LANDER: I thought that said new.

MR. PETRO: He's been here before with this, Mark really followed through at the board's request for something technical, what he is saying it's not quite as technical as we expected. But I think in the field, it's operable. I don't see any problem with it, of course, that is one opinion. The other thing was the deck, there's no problem with the deck at the last meeting whatsoever. Did we put a time restraint on the use of the deck? I remember talking about that at the last meeting.

MR. CUOMO: Well, you could.

MR. DUBALDI: I think it was after five or six.

MR. CUOMO: You can say it can't be in use after 6 o'clock.

MR. EDSALL: It was discussed briefly, yeah.

MR. BABCOCK: The applicant said that they would not be using it at night.

MR. PETRO: At night being after 7 p.m.?

MR. CUOMO: Yeah, they don't use anything at night.

MR. PETRO: We'll leave it at that and that is the restriction, okay. Anything else on this?

MR. KRIEGER: You have got to tie it with something after 7 p.m. you go far enough passed 7 p.m. it will be 12 noon the next today so say it can only be used from 7 to 7.

MR. CUOMO: Yeah, that is fine.

MR. KRIEGER: You have to pick a start and end.

MR. DUBALDI: I make a motion we approve the Leone & Sons site plan amendment with the restrictions that the deck will not be used after 7 p.m. or before 7 a.m. eastern standard time.

MR. LANDER: Do you have a detail on this deck?

MR. BABCOCK: Not yet.

MR. CUOMO: We're going to give you that.

MR. DUBALDI: Subject to.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant approval to the Leone & Sons site plan amendment on Route 32 on the east side.

MR. EDSALL: Just for the record, you should include that your decision relative to the changes in the lighting are based on field review and other information that you are not accepting the plan because this plan does not reflect what's out there.

MR. PETRO: We did a visual review in the field and by the pictures represented at tonight's meeting by the applicant.

MR. DUBALDI: I add that to my motion.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: LEONE SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32 (EAST SIDE)
SECTION 45-BLOCK 1-LOT 1.22
PROJECT NUMBER: 94-15
DATE: 13 JULY 1994
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED AMENDMENT
TO THE PREVIOUSLY APPROVED SITE PLAN NO. 92-40.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE
22 JUNE 1994 PLANNING BOARD MEETING.

1. At the previous Planning Board meeting, the Applicant discussed the two (2) proposed changes to the site plan, namely the addition of the deck at the rear of the property and the changes to the lighting plan.

It is my understanding that the Board requires no further technical review of the proposed deck and the Board is satisfied with that aspect of the application.

With regard to the lighting plan, my previous comments noted my opinion that the plan required further correction relative to the Isolux lighting information on the amendment plan. My comments with regard to this aspect are included in the next numbered comment.

2. I have again been provided with a xerox copy of Isolux curves, portions of which are off the xeroxed copy and unusable. It is unclear to me exactly what light fixture is currently installed at the rear of the building. Further, there appears to be an error in the Isolux data as depicted for the side lights. In addition, the front light pole Isolux on the plan does not appear to coincide with the information on the xerox data sheet.

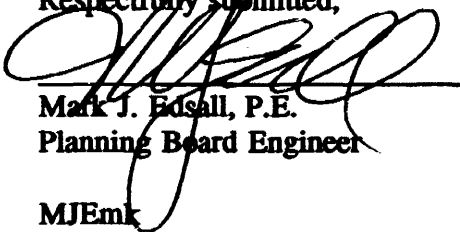
Based on a review of the site plan submitted, there appears to be insufficient lighting immediately in front of the existing retail building, with this area being a critical area since this is the location of the handicapped parking spaces.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: LEONE SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32 (EAST SIDE)
SECTION 45-BLOCK 1-LOT 1.22
PROJECT NUMBER: 94-15
DATE: 13 JULY 1994

Based on the above, it is my opinion that the lighting information provided is unacceptable. If the Board believes that an accurate lighting plan is not required for this site, then I believe they can accept the site plan amendment without the need for further submissions. If the Board believes an accurate lighting plan is necessary for this application, then I would suggest that the Applicant prepare the proper information as previously requested, and review same at the next Technical Work Session. The Applicant should not return to the Planning Board until this technical issue is resolved, utilizing the Technical Work Shop process, as it is intended.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:LEONLmk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/16/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 92-42

NAME: WINDSOR CREST - PHASE II (FORMERLY HILLTOP)
APPLICANT: NEW HILLTOP DEVELOPMENT CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/15/93	LETTER OF CREDIT APPRD BY ATTY . SENT ORIGINAL LETTER OF CREDIT TO TOWN CLERK FOR FILING . EXPIRATION DATE OF LETTER OF CREDIT(\$49,000.00) IS 11/1/96	SENT TO TOWN CLERK
11/15/93	PLANS READY TO BE STAMPED	STAMPED APPROVED
07/21/93	P.B. APPEARANCE . THREE BOND ESTIMATES DUE - SEE MINUTES OF 7-21-93	APPR. CONDITIONALLY
07/19/93	SITE VISIT SCHEDULED	SITE VISIT COMPLETE
06/23/93	P.B. APPEARANCE (DISCUSSION) . DISCUSSED LANDSCAPE AND LIGHTING PLAN - 7/21/93 AGENDA	TO RETURN
05/26/93	P.B. APPEARANCE . SEQRA WAS DONE ON ORIGINAL APPLICATION (#86-89) . NEED LANDSCAPE PLAN & LIGHTING PLAN - APPR. F.I. PAVE WIDTH	SEQRA DONE ON 86-89
05/26/93	P.B. APPEARANCE (CON'T)	TO RETURN
11/11/92	P.B. APPEARANCE	DISCUSSION
10/06/92	WORK SESSION APPEARANCE	REVISE & SUBMIT
11/06/91	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/16/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-15

NAME: LEONE & SONS

APPLICANT: LEONE, RALPH

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/16/94	MUNICIPAL HIGHWAY	07/11/94	SUPERSEDED BY REV1
ORIG	06/16/94	MUNICIPAL WATER	06/17/94	APPROVED
ORIG	06/16/94	MUNICIPAL SEWER	07/11/94	SUPERSEDED BY REV1
ORIG	06/16/94	MUNICIPAL FIRE	06/16/94	APPROVED
ORIG	06/16/94		07/11/94	SUPERSEDED BY REV1
ORIG	06/16/94		07/11/94	SUPERSEDED BY REV1
REV1	07/11/94	MUNICIPAL HIGHWAY	07/22/94	APPROVED
REV1	07/11/94	MUNICIPAL WATER	07/12/94	APPROVED
REV1	07/11/94	MUNICIPAL SEWER . NO SEWER SERVICE AVAILABLE	07/29/94	DISAPPROVED
REV1	07/11/94	MUNICIPAL FIRE	07/11/94	APPROVED
REV1	07/11/94		/ /	
REV1	07/11/94		/ /	

MEMORANDUM FOR FILE

DATE: 7-28-94

On this date: Mr. Leone came in to Town Hall -

I received the faxed memo from Mark's office and
gave same to Larry Reis - He wrote check for \$4300.
releasing the S.P. Bond -

I told Mr. Leone I could not release the
escrow until all charges were received against
it. He said OK - just call him when ready.

I also gave him three copies of his stamped
approved S.P.

@



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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New Windsor, New York 12553
(914) 562-8540
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

26 July 1994

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: LEONE SITE PLAN
(A/K/A NEW WINDS OPPORTUNITY)
NEW WINDSOR PLANNING BOARD NO. 92-40

Pursuant to my previous memorandum of 3 January 1994 for the subject application, the Applicant has submitted a new application (94-15) for the same site. Based on that application, the Planning Board is accepting a lighting installation different from that shown on the approved site plan. With regard to the landscaping required at the rear of the property, on the afternoon of 20 July 1994, I visited the project site and reviewed the additional plantings installed at the rear of the property. These plantings appear to comply with the requirements as outlined on the plan stamped approved by the Planning Board on 9 December 1992.

Based on the above, it is my opinion that the site, as currently constructed, generally complies with the Planning Board's approval, as revised, based on Application 94-15. As such, it is my recommendation that the Site Improvement Performance Guarantee, currently posted with the Town, be released upon the Applicant's demand. I am providing a copy of this memorandum to the Town Comptroller, to advise him of same.

Respectfully submitted,

Mark J. Edsall

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

cc: Larry Reis, Town Comptroller
Myra Mason, Planning Board Secretary
A:7-26-5E.mk

*\$4300.00
Bond released
7/28/94
to Mr. Leone*

CUOMO ENGINEERING
 STEWART INTERNATIONAL AIRPORT
 2005 D STREET, BUILDING NO. 704
 NEW WINDSOR, NEW YORK 12553
 PHONE NUMBER 914-567-0063

SITE PLAN

WINDS OPPORTUNITIES

ROUTE 32

NEW WINDSOR, NEW YORK

JUNE 13, 1994

BARLEO HOMES, INC.
 RALPH LEONE
 POST OFFICE BOX 141
 CENTRAL VALLEY, NEW YORK 10917

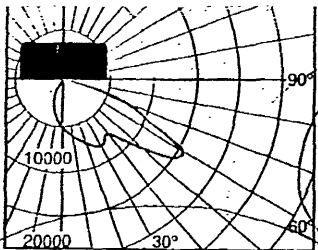
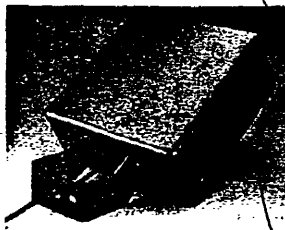
LIGHTING CATALOG CUTS



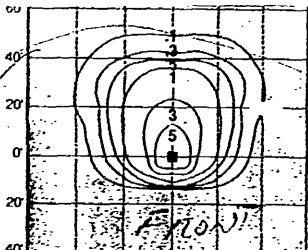
REAR GABLE END LIGHT

Yoke Mount:

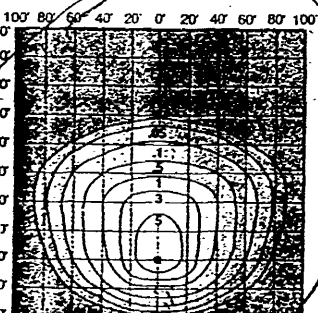
- Ideal for wall, ground, roof or wood pole mounting; bolts directly to almost any surface.
- Provided with 36" external cord for ease of wiring.
- Adjustable tilt to any angle, and does so at 0°, 20°, 30°, 60°, 70° or 90° tilt angle.



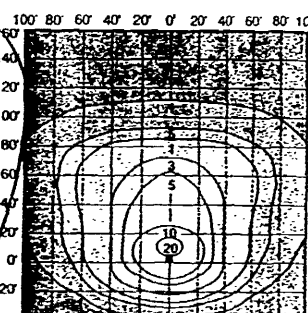
Candlepower distribution curve of 400W MH 16" Area Cutoff Floodlight.



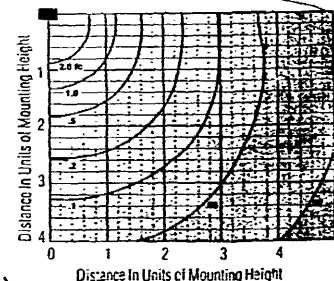
Isofootcandle plot of 175W MH Area Cutoff Floodlight at 15' mounting height, 0° vertical tilt, with backlight shield located for backlight cutoff.



Isofootcandle plot of 400W MH Area Cutoff Floodlight at 25' mounting height, 0° vertical tilt, with backlight shield removed.



Isofootcandle plot of 1000W MH Area Cutoff Floodlight at 30' mounting height, 0° vertical tilt, with backlight shield removed.



Mounting Multipliers

Height (ft.)	Multiplier
7'	2.04
8'	1.56
9'	1.23
10'	1.00
12'	0.69
15'	0.44
20'	0.25

SIDE BUILDING LIGHTS

94 - 15

JOB NUMBER 89019

RECEIVED JUL - 8 1994

DATE: July 13, 1994

PROJECT NAME: Leone & Sons PROJECT NUMBER 94-15

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ST

W

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SITE PLAN FEES - TOWN OF NEW WINDSOR

APPLICATION FEE:.....\$ 150.00 Pd

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ 750.00 Pd

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ _____

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ _____

TOTAL ESCROW PAID:.....\$ _____

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 150.00 Pd

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ _____

RECREATION FEE: (MULTI-FAMILY)

\$1,000.00 PER UNIT

_____ @ \$1,000.00 EA. EQUALS: \$ _____
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ _____

A. 4% OF FIRST \$50,000.00 A. _____
B. 2% OF REMAINDER B. _____

TOTAL OF A & B: \$ _____

TOTAL ESCROW PAID:.....\$ _____

TO BE DEDUCTED FROM ESCROW: _____

RETURN TO APPLICANT: \$ _____

ADDITIONAL DUE: \$ _____



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: LEONE SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32 (EAST SIDE)
SECTION 45 - BLOCK - LOT 1.22
PROJECT NUMBER: 94-15
DATE: 22 JUNE 1994
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED AMENDMENT TO
THE PREVIOUSLY APPROVED SITE PLAN (92-40).

1. To my understanding, the amendment requests modifications to the proposed site lighting and, a proposed wooden deck at the rear of the property. The Planning Board should inquire from the Applicant if these are the only requests/changes, and if not, what else if proposed.

It is my recommendation that the plan include an itemized list of what specifically is being requested as part of this application (for future reference purposes). As well, that list should also note that all other conditions of the previous site plan approval remaining in full force and effect.

2. The proposed use of the wooden deck at the rear of the parking lot should be discussed. Concerns regarding hours of use, purpose for use, potential noise concerns, and other related issues should be reviewed as to their potential effect to adjoining property owners.
3. A review of the plan in the field indicated changes not only in the type of fixture utilized, but as well changes in the mounting height. The plan does not appear to acknowledge any such change. As well, many of the Isolux curves on the plan appear identical to that of the original approval. The Applicant's Engineer should carefully review the plan for accuracy.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

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-2-

5. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan Amendment, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

A:leone.sh

RALPH LEONE & SONS, INC. AMENDED SITE PLAN (94-15)
RT. 32

Paul Cuomo appeared before the board for this proposal.

MR. CUOMO: This is the only site plan, if you are not familiar with it, I've got a couple of pictures. This is the building, it's called New Winds Opportunities and I come before you tonight with an amended site plan. This site plan was approved, originally approved and built but we changed the lighting design and the Planning Board engineer, Mark, noticed that and he says look, if you are going to redesign the lighting design, you have to come back so we're coming back with a new application, we're starting from scratch.

MR. PETRO: It's only for the lighting and the proposed wooden deck in the rear?

MR. CUOMO: Everything else is approved.

MR. PETRO: You're not going, you're not going to tell us about anything new?

MR. CUOMO: Just those two items.

MR. EDSALL: On the lighting we had talked to Paul and matter of fact, we talked to the owner out in the field, we didn't believe it was necessary for a full application just for the lighting, we were going to bring that before the board as a discussion item at the end of the meeting but when they talked about adding the deck, it involved additional use at the rear of the property adjoining residential zone. We said if you are going to do that, make a new application. So had it only been lighting, we would have worked it out.

MR. PETRO: You're adding the deck?

MR. CUOMO: Yes, the deck is up here in the back.

MR. DUBALDI: I don't see it attached to the building.

MR. CUOMO: Detached deck, it's in the back, it's by the trees there.

MR. DUBALDI: What do you want that for?

MR. CUOMO: They want that for lunch, for picnics. Do you know the use of this building? I don't know if you know the use.

MR. DUBALDI: No.

MR. CUOMO: Well, the use of this building is for New York State uses it during the day for workshops for mentally retarded. And they get bused in from, it's Letchworth Village and they come in from the community homes, they are bused into here and they have workshops and whatever they do there in the building. And when they take a break for lunch, they'd like to go out, enjoy the sunshine. So that is what it is for, it's for a picnic.

MR. PETRO: This deck is not interrupting any of the proposed parking?

MR. CUOMO: No, it's off the parking.

MR. SCHIEFER: 14 by 14, right?

MR. CUOMO: It's just a small deck, 14 by 14.

MR. SCHIEFER: 12 feet in from the side yard?

MR. CUOMO: Right, that is within the--

MR. SCHIEFER: I see no problem with it.

MR. DUBALDI: How is that going to effect the parking spots in front of it now? It's going to restrict access to it, obviously.

MR. EDSALL: Well, I would assume they'd just have to have access by walking between the cars, there's no walkways or anything that is the only way to get there.

MR. PETRO: It's a fairly small deck, really, tell us about the lighting, Paul?

MR. CUOMO: Well, the lighting is redesigned, this is the lighting, a shot of it, these lights were originally on our original design to be at the corners but they were put back three feet and we also have a large, like as I said, the corner lot there's three lights on each side here and then there's a light at the gable end, one light to light up this parking, the rest there's lights over here, these lights remain but these other lights are offset three feet from the corners and this large light at the gable end covers the parking lot. I gave, I submitted these throw patterns, catalogue cuts of the throw patterns.

MR. PETRO: Bottom line it's going to shed the same amount of light as what you originally proposed?

MR. CUOMO: Yes, we're going to get the same coverage, just put a new design which we're coming in for approval.

MR. PETRO: I have no problem, it's the same. Mark, it's the same lighting?

MR. EDSALL: Well--

MR. BABCOCK: There's some difference here.

MR. EDSALL: What my problem is is that the plan still doesn't match what I understand to be proposed and as far as what's installed, I don't believe--

MR. PETRO: Lighting only?

MR. EDSALL: Yes, there seems to show lighting that the applicant told us he was not planning to install and for the lighting that has been installed, they are showing ten foot poles and I would swear they are a heck of a lot more than 20 feet that is out there. I don't think that this plan matches what's proposed or what's out there already.

MR. BABCOCK: These lights on the back on the right on the curb line when we told him he had to install them, he said he already blacktopped and he had no way of getting electric to them. If you look at the very

center of the building, you'll see a large square on the outside edge. There's a huge light there and what our concern was is that light is shining, that one light is going to shine on that whole parking lot and that is a residential district behind that, that is what our concern was. You see that, Paul?

MR. CUOMO: I understand.

MR. BABCOCK: That is the only light that is on the building.

MR. EDSALL: The other two that are shown on the corner of the building he told us he was not going to put in the lights that are in the front of the building are shown ten foot and I believe they are over 20 foot. So I think you really need a real plan, if you have a serious intent to review lighting on site plans, I think you should have accurate information.

MR. BABCOCK: Unless his mind has changed.

MR. CUOMO: With the light in the back, it's tilted so it won't be out.

MR. PETRO: How high are the shrubbery in the back, are they trees?

MR. DUBALDI: In the winter, you're not--

MR. EDSALL: Couple feet high but it's a little bit of a drop there.

MR. PETRO: So the light is going to go over top of them?

MR. COMOO: But there's also other trees which I can't depend on but over here, there's natural barrier besides these trees, there's a whole, these trees are about 20 feet high over here on the property.

MR. DUBALDI: What do you do in the winter?

MR. CUOMO: Well, they are fir trees, they are conifers.

MR. EDSALL: I think you need a plan. Allegedly, there's been changes in the fixtures themselves and changes in the height but some of the isolux curves are identical to what was on the other plan.

MR. CUOMO: Well, yeah, but these isolux curves are what we put in.

MR. EDSALL: But if you change the height of the fixture from 10 to 20, it effects it.

MR. DUBALDI: What's there in the back?

MR. EDSALL: Just one light in the back of the building.

MR. PETRO: You're saying it's 20 foot up?

MR. EDSALL: That is on the building.

MR. DUBALDI: But there's no posts put up yet?

MR. EDSALL: Not in the rear, just in the front.

MR. BABCOCK: The ones in the front is a, they are on ten foot poles.

MR. EDSALL: I think we need a plan.

MR. CUOMO: I can change the plan to 20 foot.

MR. SCHIEFER: I'd like to see the plan corrected so it indicates what I have got there. I don't want to approve--

MR. DUBALDI: You can't throw the light from the back instead of towards the back, you can't get the light to cover this area.

MR. EDSALL: That is what we wanted, it was a good design. Apparently, they decided they didn't want to run the conduit before they did the paving. I don't know if that is this board's problem.

MR. PETRO: Paul, let's not belabor this. The board would like to see an up-to-date lighting plan. I think you have a good feel from the board that the deck is not a problem where it is shown. So that is pretty much an accomplishment, the lighting plan is going to need to be augmented.

MR. SCHIEFER: Those two back lights, are they going to be there?

MR. CUOMO: Right now, there's only one on the building.

MR. SCHIEFER: Are we going to get the other two or not?

MR. CUOMO: I'll find out next time.

MR. BABCOCK: If this plan was to get approval when we go down there we're going to want to see these and we know that the owner's already told us that he doesn't want to do that.

MR. PETRO: Update the lighting plan.

MR. EDSALL: Does the board have any problem with the poles growing ten feet?

MR. DUBALDI: No, I think it would be beneficial.

MR. SCHIEFER: The drawing should indicate that.

MR. CUOMO: But like you said, I don't think you're right, you talked, he's not going to put those two in the back so I'll just take them out.

MR. BABCOCK: Right, make the poles longer in the front.

MR. SCHIEFER: If they are not going to be there.

MR. PETRO: Before we go, is anything further? We have been through a public hearing on this, does anyone have any determination if a public hearing is necessary? It's discretionary judgment.

MR. SCHIEFER: I personally feel we don't need another one.

MR. KRIEGER: The only thing that you want to think about is with this lighting, if they are not going to put the poles in the back and they are going to have this much bigger light on the back of the building shining back there, that maybe that is a change that several of the neighbors are going to want to see.

MR. PETRO: Let's review the new plan and see how it looks.

MR. CUOMO: The light's tilted down so it will only cover--

MR. PETRO: We'll review the new lighting plan, if we find at that time it's fine, then we'll waive the public hearing, okay?

MR. EDSALL: Jim, it might be worthwhile relative to deciding if there's a need from the public hearing to get an idea what hours the deck would be planned to use, if it was open-ended allowed, we've had other establishments, not quite this type, that had nighttime activities which disrupted residential areas for the deck. What hours?

MR. CUOMO: Deck is not going to be used at night.

MR. KRIEGER: Suppose the State of New York changes its rules and they have night seminars?

MR. EDSALL: That is something you should think about.

MR. PETRO: I think 8 to 8, something like that.

MR. DUBALDI: Any variances are needed for this, any variances needed for that?

MR. BABCOCK: No.

MR. PETRO: How about lead agency?

MR. DUBALDI: Motion we take lead agency.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

JAMES PETRO	AYE
CARMEN DUBALDI	AYE
CARL SCHIEFER	AYE

MR. PETRO: Okay, Paul, that is it.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

3 January 1994

MEMORANDUM

TO: Michael Babcock, Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT: LEONE SITE PLAN
FIELD REVIEW OF PROJECT COMPLETION STATUS
MHE JOB NO. 87-56.2/T92-40**

This memorandum shall confirm our field review on the afternoon of 29 December 1993 of the subject site, relative to the completion status of the key site improvements. The following items were noted:

1. The layout of the completed work appears to generally comply with the plan stamped approved by the Planning Board on 9 December 1992.
2. The lighting as installed on the building and at the rear of the site varies from that shown on the approved plan. Specifically, the two rear pole lights have not been installed and the lighting shown on the corners of the building are actually located somewhat interior to the sides of the building. In addition, an additional light fixture has been installed below the peak of the building at the rear gable end. The representatives on site were advised of this discrepancy in the installation and were advised to either comply with the plan or provide a new lighting layout for review.
3. Although possibly not a problem, the front two (2) pole lights were noted as substantially exceeding the 10' height indicated on the plan.
4. The row of plantings at the rear of the site are not 5' white fur plantings, as shown on the plan. This planting row should be installed as per the approved plan.

6' or 7'

3 January 1994

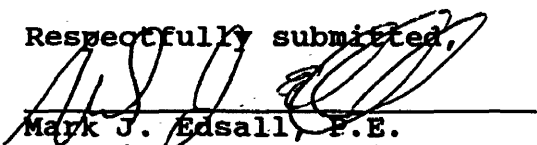
MEMORANDUM

-2-

Based on the seasonal conditions at the time of this review, it appears impossible to address the planting issue at this time. The lighting issue can be corrected either by proper installation or by redesign of the lighting, with subsequent acceptance by the Planning Board.

Based on the above, it is my recommendation that a performance guaranty be established in the amount of \$4,300.00, to ensure proper completion of both the lighting issue and rear planting row. This performance guarantee should be posted by the Applicant prior to the issuance of a Certificate of Occupancy.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Myra Mason, Planning Board Secretary ✓

A:1-3-3E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/03/94

PAGE:

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 92-40

NAME: BARLEO HOMES (FORMERLY MICHAEL COHEN 88-55)

APPLICANT: LEONE AND SONS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DU
01/03/94	SITE PLAN BOND	CHG	4300.00		
01/03/94	PD CK #1077	PAID		4300.00	
			-----	-----	-----
		TOTAL:	4300.00	4300.00	0.00

RESULTS OF P.B. MEETING

DATE: June 22, 1994

PROJECT NAME: Ralph Leone & Sons PROJECT NUMBER _____

LEAD AGENCY:

* NEGATIVE DEC:

M) Q S) S VOTE: A 3 N 0

* M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ✓ NO _____

* CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Need up to date lighting Plan

return

MEMORANDUM

TO: GEORGE J. MEYERS, SUPERVISOR
FROM: MYRA MASON, SECRETARY TO THE PLANNING BOARD
DATE: JUNE 20, 1994
SUBJECT: SITE PLAN AMENDMENT FOR RALPH LEONE & SONS - RT. 32

Dear George:

In answer to your attached memo, please note:

Leone & Sons Amended Site Plan is an amendment to an approved site plan located on Rt. 32 which was proposed to be two retail stores.

The use is now proposed to be used as an office for handicap services.

THE SITE PLAN AMENDMENT is for a change in the lighting on the site and a wood deck to be located in the rear of the building.

If you have any additional questions, please let me know.

Very truly yours,


Myra Mason, Secretary to
the Planning Board

MLM:mlm

cc: File #94-15

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 15**

DATE PLAN RECEIVED: **RECEIVED JUN 16 1994**

The maps and plans for the Site Approval

Subdivision

LEONE & SONS, RT. 38
as submitted by

for the building or subdivision of

has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

6/17/94

928-2116
LEONE & SONS, INC.
348 RT. 32
CENTRAL VALLEY, NY 10916

1095

60-507/219

PAY
TO THE
ORDER OF

Town of New Windsor

June 13 19 *94*

\$ *750* ⁰⁰/₁₀₀

Seven Hundred Fifty and ⁰⁰/₁₀₀

DOLLARS

USB UNION STATE BANK

46 COLLEGE AVENUE
NANUET, N.Y. 10954

FOR

Professional Escrow (Under Protest)

[Signature]

⑈001095⑈ ⑆021905977⑆ 475⑈72734⑈7⑈

928-2116
LEONE & SONS, INC.
348 RT. 32
CENTRAL VALLEY, NY 10916

1094

60-507/219

PAY
TO THE
ORDER OF

Town of New Windsor

June 13 19 *94*

\$ *150* ⁰⁰/₁₀₀

One Hundred Fifty and ⁰⁰/₁₀₀

DOLLARS

USB UNION STATE BANK

46 COLLEGE AVENUE
NANUET, N.Y. 10954

FOR

Application Fee (Under Protest)

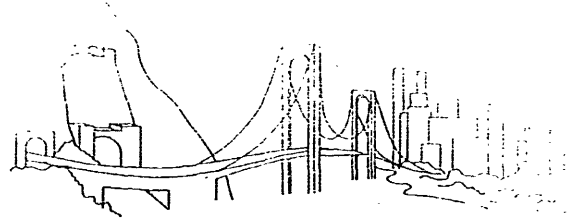
[Signature]

⑈001094⑈ ⑆021905977⑆ 475⑈72734⑈7⑈

CUOMO ENGINEERING

Stewart International Airport
2005 D Street, Bldg. #704
New Windsor, New York 12553
(914)567-0063

R A N S W E R S :



TO: TOWN OF NEW WINDSOR
BUILDING DEPARTMENT
ATTN: MYRA

Date JUNE 13, 1994
Job No. 89019
Re: Winds Opportunities

We are sending you attached the following items:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Specifications
☐ Copy of Letter ☐ Change Order

[illegible]

These are transmitted as checked below:

☐ For Approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☐ As requested ☐ Returned for corrections
☐ For review & comment

REMARKS:

Copy to:



CUOMO ENGINEERING
2005 E. 57th ST.
STEVENSON INTERNATIONAL AIRPORT
NEWARK, N.J. 07105

51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 10

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 11 July 1994
SUBJECT: Leone & Sons Site Plan

Planning Board Reference Number: PB-94-15
Dated: 8 July 1994
Fire Prevention Reference Number: FPS-94-037

A review of the above referenced subject site plan was conducted on 11 July 1994.

This site plan is acceptable.

Plans Dated: 1 July 1994 Revision 12

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 15

DATE PLAN RECEIVED: RECEIVED JUN 16 1994

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

2 Red Say
HIGHWAY SUPERINTENDENT

7/7/94
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~██████~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 15

DATE PLAN RECEIVED: RECEIVED JUL - 8 1994 Rev. 1

The maps and plans for the Site Approval Leone Woods, R-32

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 15**

DATE PLAN RECEIVED: **RECEIVED JUN 16 1994**

The maps and plans for the Site Approval LEONE & SONS, RT. 32

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 16 June 1994

SUBJECT: Leone & Sons Site Plan

Planning Board Reference Number: PB-94-15

Dated: 16 June 1994

Fire Prevention Reference Number: FPS-94-028

A review of the above referenced subject site plan was conducted on 16 June 1994.

This site plan is acceptable.

Plans Dated: 31 May 1994, Revision 10


ROBERT F. RODGERS, C.C.A.

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #

94-15

WORK SESSION DATE:

1 June 94

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Barleo (Leone) S/P Am

PROJECT STATUS: NEW

X

OLD

REPRESENTATIVE PRESENT:

PVC

MUNIC REPS PRESENT:

BLDG INSP. occupied in office

FIRE INSP. Bob

ENGINEER X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Change title to S/P Am
- add scope - 1) change outdoor ltr 2) wooden deck 3) all other per approval
- provide light cuts to diff
- remove wrong isolux curves.

next avail agenda



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project Leone + Sons
2. Name of Applicant Ralph Leone Phone 914-928-2106
Address 348 Route 32 Central Valley, N.Y. 10916
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record Ralph Leone Phone 914-928-2106
Address 348 Route 32 Central Valley, N.Y. 10916
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Cuomo Engineering
Address Box 2005 D Street New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Rol V. Cuomo Phone 914-567-0062
(Name)
7. Project Location: On the west side of Route 32
(street)
1,000 feet North of Old Forge Hill Road
(direction) (street)
8. Project Data: Acreage of Parcel .86ac Zone C,
School Dist. Newburgh
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X _____

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 45 Block 1 Lot 1.22

11. General Description of Project: Amendment of
Site plan for winds Opportunities

12. Has the Zoning Board of Appeals granted any variances for this property? ☒ yes ☐ no.

13. Has a Special Permit previously been granted for this property? ☒ yes ☐ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

16th day of June 1994.

X [Signature]
Applicant's Signature

[Signature]
Notary Public

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1995.

TOWN USE ONLY:

RECEIVED JUN 16 1994

Date Application Received

94- 15

Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Ralph Leone, deposes and says that he
(Applicant)
resides at 384 Route 32 Central Valley, New York
(Applicant's Address)
in the County of Orange
and State of New York
and that he is the applicant for the Leone & Sons
(Project Name and Description)
which is the premises described in the foregoing application and
that he has authorized Luomo Engineering
(Professional Representative)

to make the foregoing application as described therein.

Date: 6-15-94

x [Signature]
(Owner's Signature)

Patricia A. Banhart
(Witness' Signature)

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Ralph Leone</u>	2. PROJECT NAME <u>Leone & Sons</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Route 32 New Windsor, New York</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>New light design & wooden deck</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.68</u> acres Ultimately <u>0.68</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>X Ralph Leone</u>	Date: <u>6-15-94</u>
Signature: <u>X [Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. XX Environmental Assessment Statement
- *2. XX Proxy Statement
3. XX Application Fees
4. XX Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. XX Name and address of Applicant.
- *2. XX Name and address of Owner.
3. XX Subdivision name and location.
4. XX Tax Map Data (Section-Block-Lot).
5. XX Location Map at a scale of 1" = 2,000 ft.
6. XX Zoning table showing what is required in the particular zone and what applicant is proposing.
7. XX Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. XX Date of plat preparation and/or date of any plat revisions.
9. XX Scale the plat is drawn to and North Arrow.
10. XX Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. XX Surveyor's certification.
12. N/A Surveyor's seal and signature.

*If applicable.

13. XX Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. XX Final metes and bounds.
18. XX Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. XX Include existing or proposed easements.
20. XX Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. XX Lot area (in square feet for each lot less than 2 acres).
23. N/A Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. XX Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. XX Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. XX Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. XX Indicate percentage and direction of grade.
33. XX Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. XX Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. + Indicate location of street or area lighting (if required).

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. NA A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or lessor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

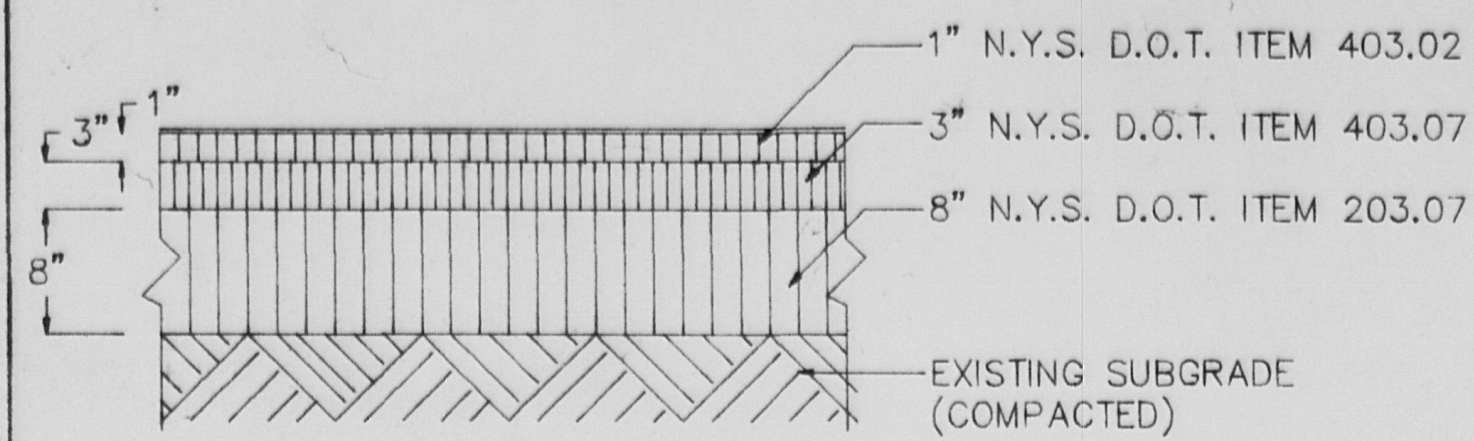
PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Paul H. Brown P.E.

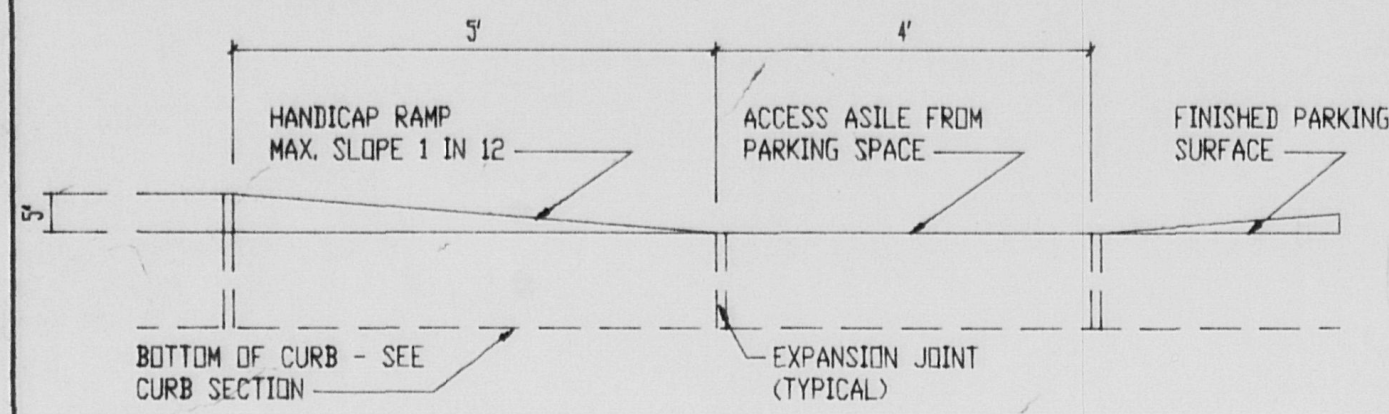
Licensed Professional

Date: June 15, 1994



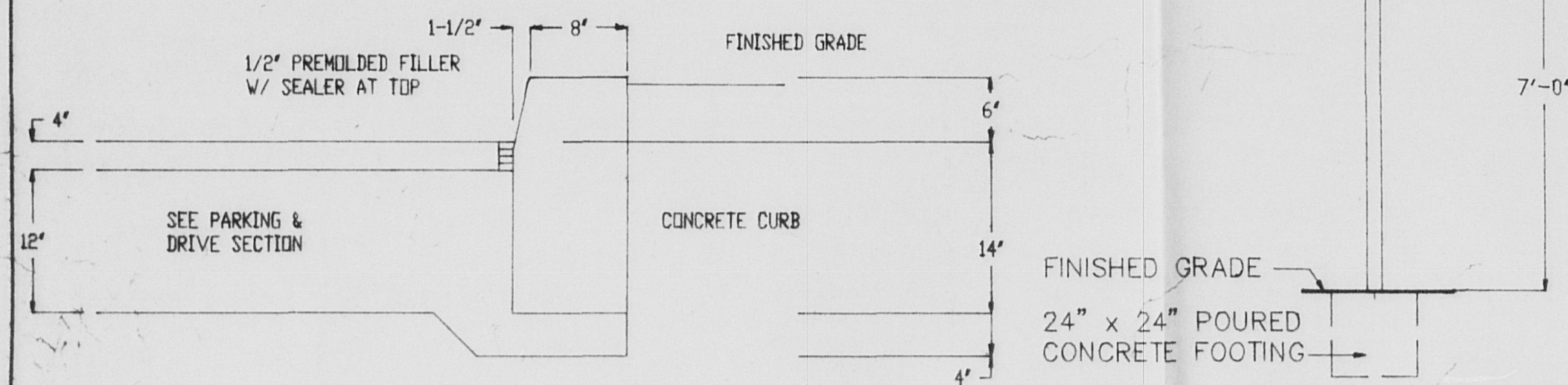
PARKING & DRIVE SECTION

SCALE: 1"=1'-0"



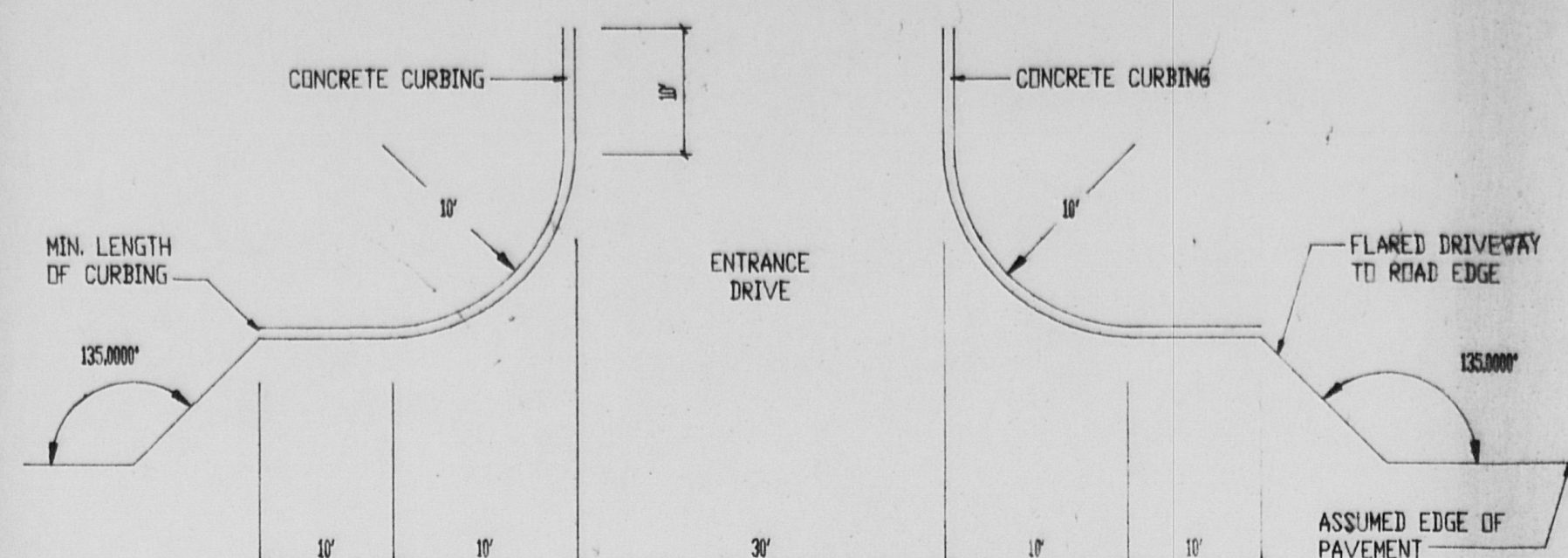
HANDICAPPED RAMP DETAIL

SCALE: 1/2" = 1'-0"



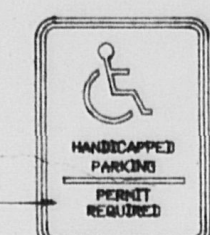
CONCRETE CURB SECTION

SCALE: 1"=1'-0"

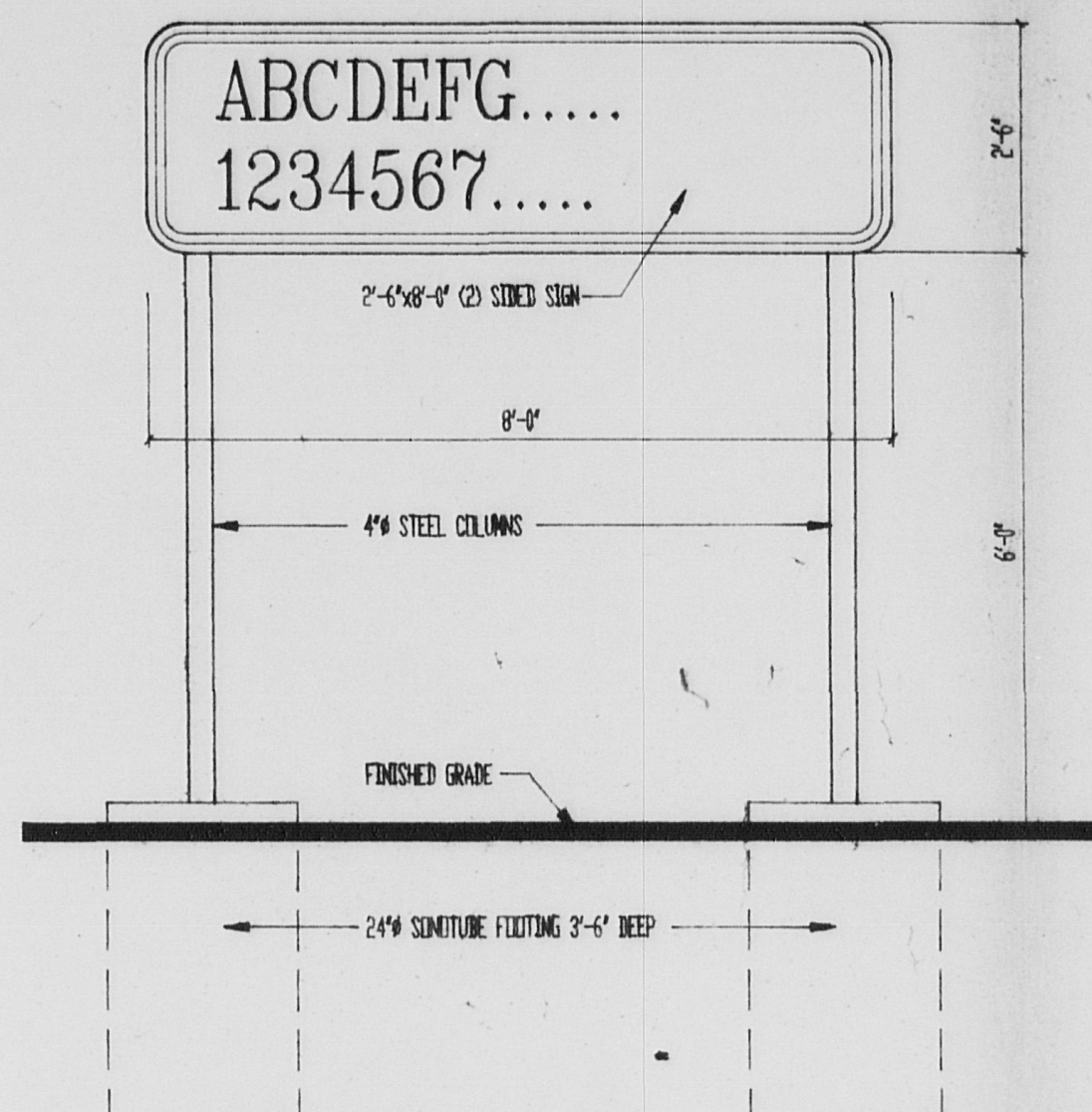


CURB CUT DETAIL

SCALE: 1"=15'-0"

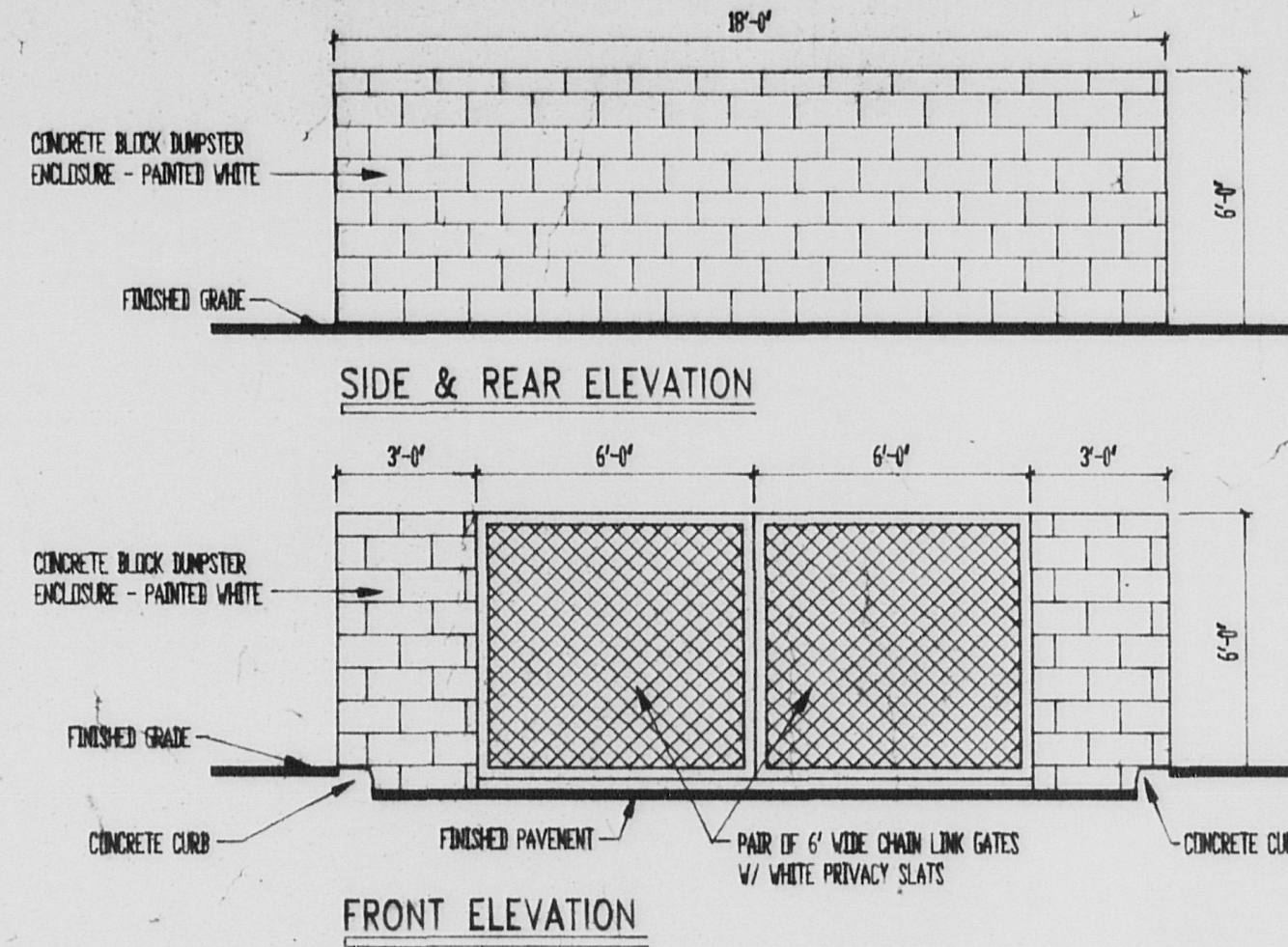


HANDICAPPED PARKING SIGN
WHITE LETTERING
W/ BLUE BACK-
GROUND



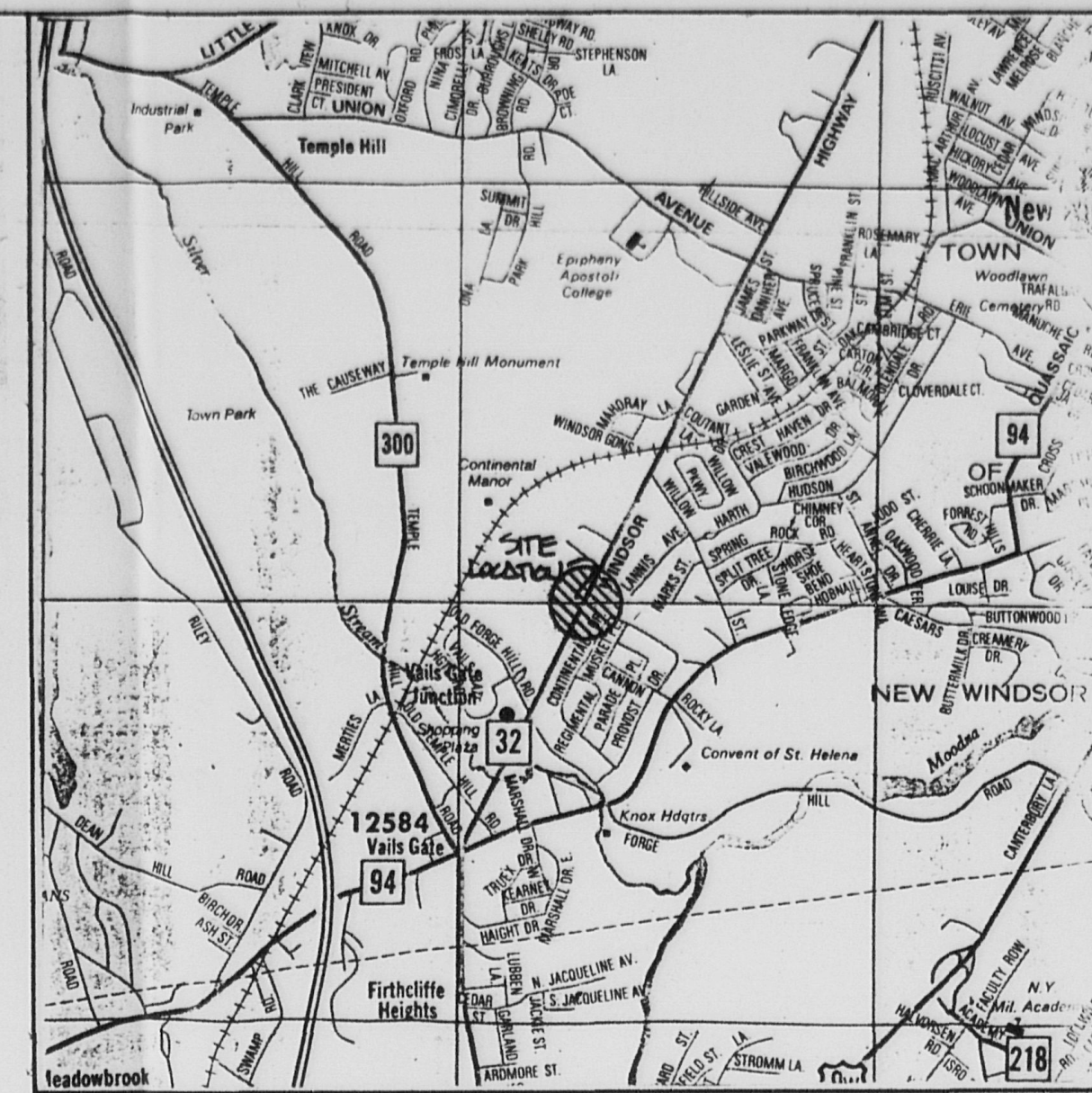
SIGN DETAIL

SCALE: 1/2"=1'-0"



DUMPSTER ENCLOSURE DETAIL

SCALE: 1/4"=1'-0"



LOCATION MAP

ZONING REGULATIONS

DESIGN SHOPPING (C) SECTION 45, BLOCK 1, LOT 1.22

ITEM	REQ'D	PROV'D	VAR.
MINIMUM LOT AREA S.F.	40,000	30,000	10,000
MINIMUM LOT WIDTH FT.	200	105	95
FRONT YARD DEPTH FT.	60	74	N/A
SIDE YARD FT.	30'	34'	N/A
BOTH SIDE YARDS FT.	70'	71'	N/A
REAR YARD FT.	30	105	N/A
STREET FRONTAGE FT.	N/A	109	N/A
MAX. BUILDING HEIGHT FT.	11.33'	20'	8.67'
FLOOR AREA RATIO	0.5	0.102	N/A
DEVELOPMENT COVERAGE	N/A	78%	N/A
ROOF HEIGHT COMPUTATION	4" / FT. x 34' + 136"	136" / 12 + 11.33'	ALLOWED

PARKING REGULATIONS

REQUIRED: 1 SPACE PER 150 S.F. OF FLOOR AREA IN SALES USE, 3060 S.F. = 20 SPACES
PROVIDED: 20 SPACES PROVIDED INCLUDING 2 HANDICAP

GENERAL INFORMATION

- TAX MAP DATA - SECTION 45, BLOCK 1, LOT 1.22
- APPLICANT - LEONE & SONS
- INFORMATION SHOWN TAKEN FROM A SURVEY BY: FRANCIS E. WHITAKER LICENSE NO. 049782 DATED JUNE 2, 1988
- SIGNS: PRESTANDING SIGN - 40 SQ. FT. MAX HEIGHT - 25' BUILDING FACADE SIGN (40 SQ. FT.) MAX. NO. GREATER THAN 25' FEET - PRESTANDING SIGN - 40 SQ. FT. BUILDING FACADE - (2) 1' x 2' = 16 SQ. FT. 25' ZONE PLANTED BUFFER FOR SIGN REQUIRED VARIANCES & SIGN IN FULL FORCE (80 - 15 SQ. FT. PLANTED BUFFER)

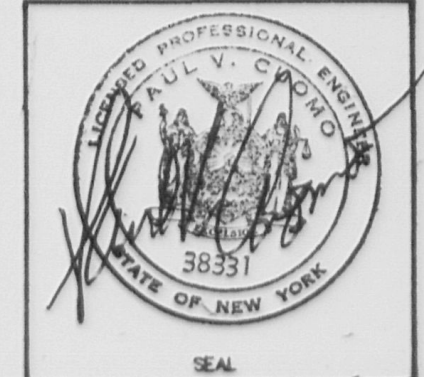
APPROVED BY THE BUREAU OF FIRE PREVENTION TOWN OF NEW WINDSOR, N.Y.
DATE: 7/7/94 SIGNATURE: [Signature]

APPROVAL BOX

DATE	REVISION	BY
6/22/94	PLANNING BOARD	ED
DATE	REVISION	BY
6/22/94	PLANNING BOARD	MGR
DATE	ISSUANCE	BY

7/19/94	LEADS	ISSUANCE	REV	PVS
6/22/94	PLANNING	BO	ED	
DATE	REVISION			BY
6/22/94	PLANNING BOARD			MGR
6/22/94	PLANNING BOARD			MGR
DATE	ISSUANCE			BY
10/19/94	PLANNING BOARD			MGR
6/22/94	PLANNING BOARD			MGR
5/14/94	ENG COMMENTS			JSM
5/8/94	ENG COMMENTS			MGR
1/3/93	BULK TABLE			MGR
6/22/94	REIDRAW/ACAD			
DATE	REVISIONS			BY

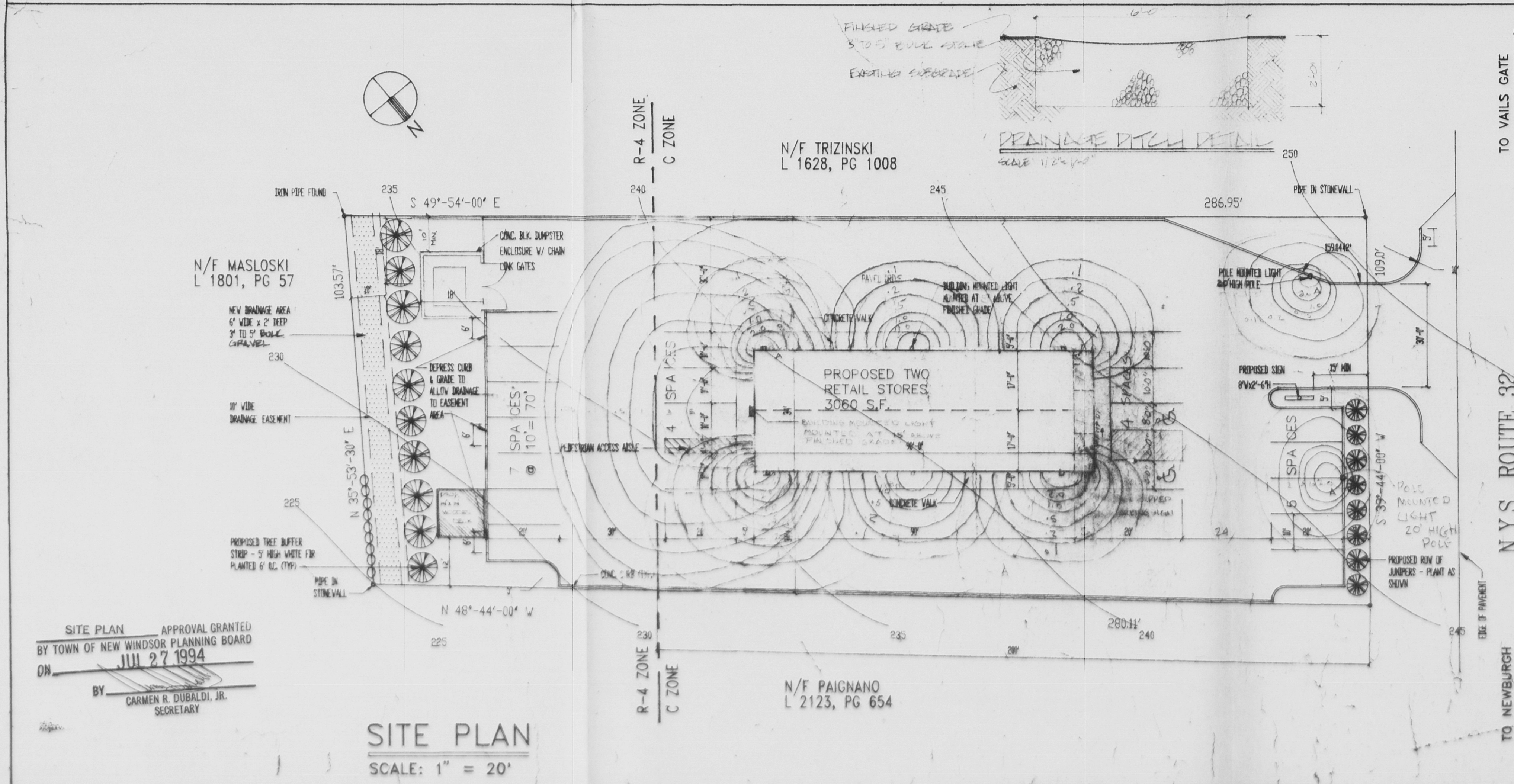
PAUL V. CUOMO, P.E. & ASSOC.
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. (914) 567-0063
PROJECT TITLE: SITE PLAN AMENDMENT FOR LIGHTING AND DECK
LEONE & SONS
CENTRAL VALLEY N.Y.



DATE: AUGUST 30, 1990
DRAWN BY: MGR
CHECKED BY: PVC
SCALE: AS NOTED

PROJECT NO.: 89019-132

SP-1
SHEET 1 OF 1



SITE PLAN

SCALE: 1" = 20'

SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD
JUL 27 1994
BY: CARMEN R. DUBALDI, JR. SECRETARY